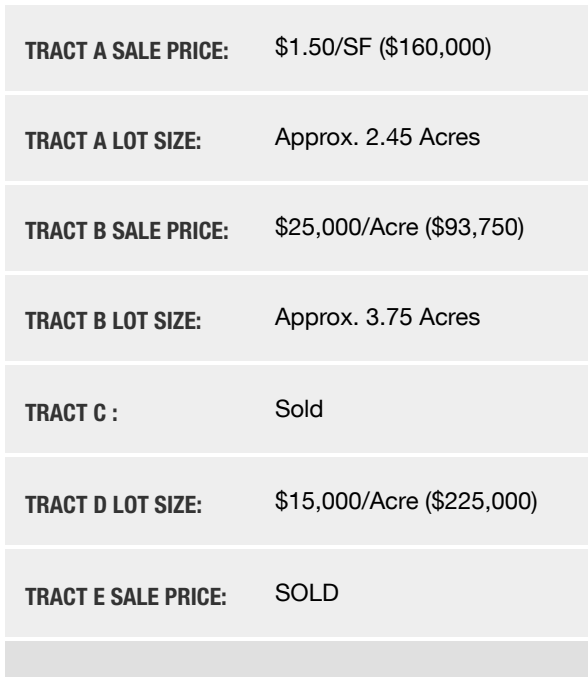


4 TRACTS OF LAND AVAILABLE



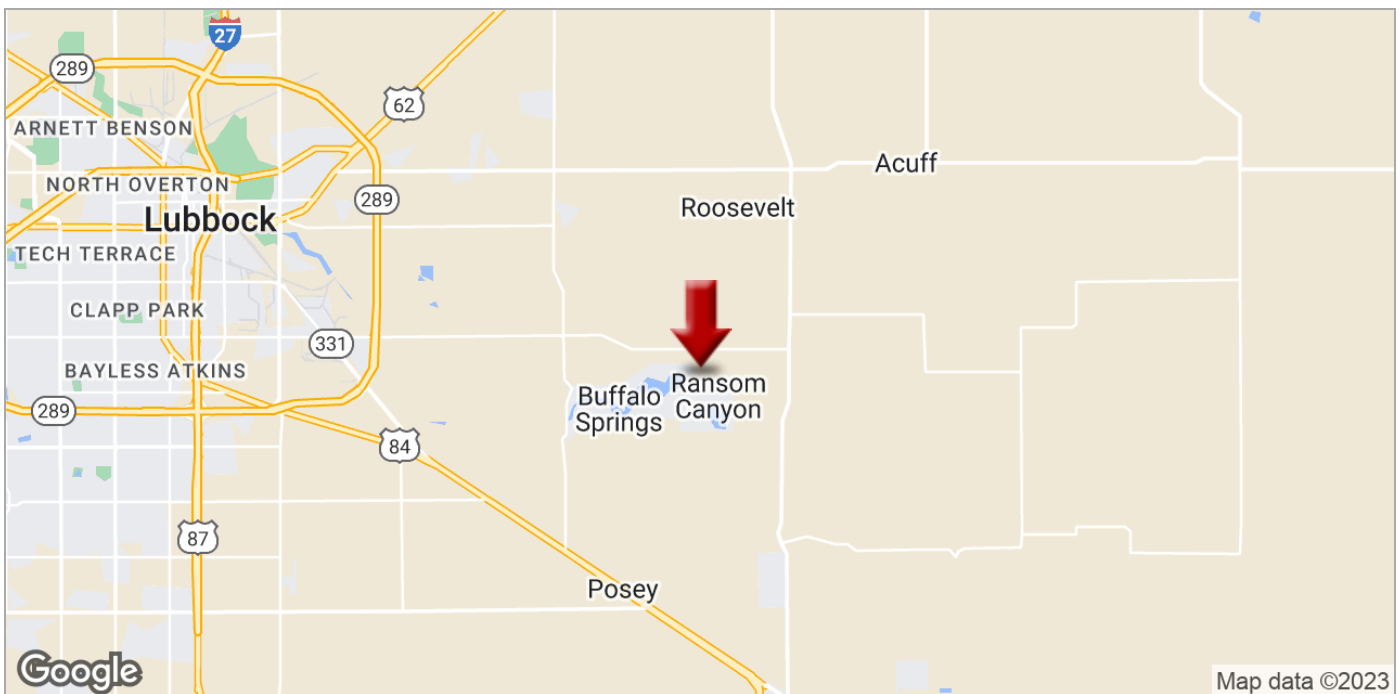
- Tract A,B, & D have frontage on FM 3523
- Main entrance to Ransom Canyon Lake
- Development opportunities
- Retail Center in immediate area

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DEVELOPMENT LAND IN RANSOM CANYON FOR SALE

4 TRACTS OF LAND AVAILABLE

8310 E FM 3523, Ransom Canyon, TX 79366



KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
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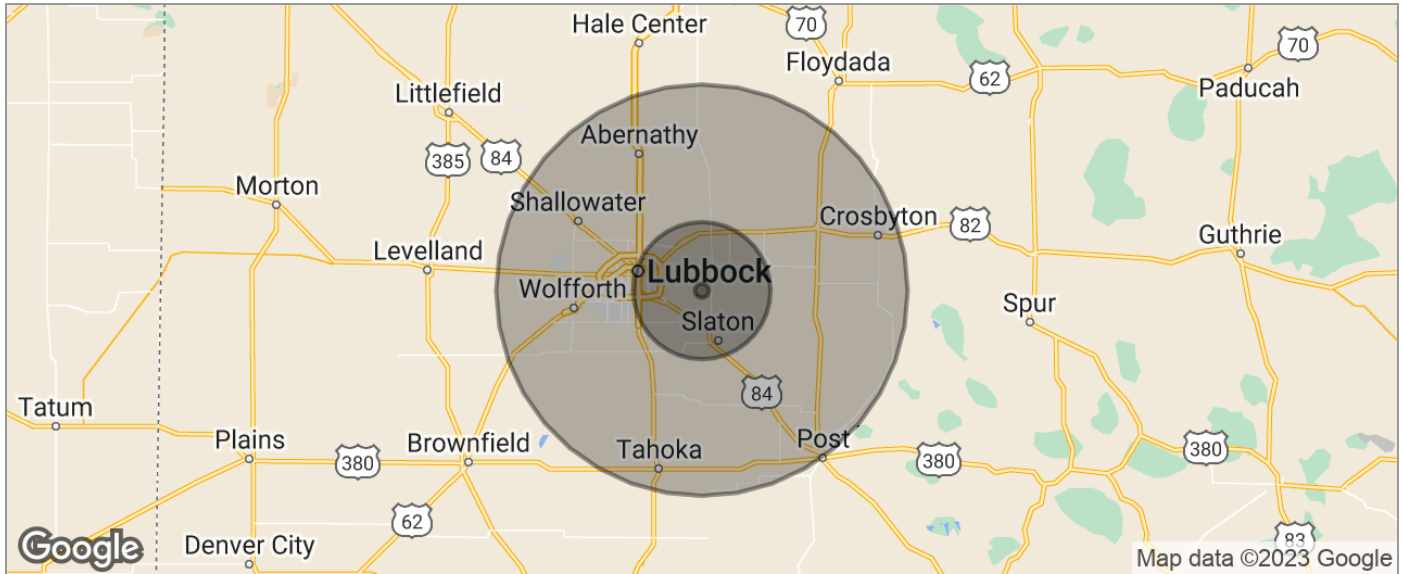
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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DEVELOPMENT LAND IN RANSOM CANYON FOR SALE

4 TRACTS OF LAND AVAILABLE

8310 E FM 3523, Ransom Canyon, TX 79366



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	81	29,607	338,415
MEDIAN AGE	40.3	36.0	32.3
MEDIAN AGE (MALE)	41.4	35.2	31.5
MEDIAN AGE (FEMALE)	40.0	37.3	33.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	30	10,556	126,885
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$81,194	\$48,145	\$58,254
AVERAGE HOUSE VALUE		\$73,378	\$136,455
RACE	1 MILE	10 MILES	30 MILES
% WHITE	93.8%	68.0%	79.3%
% BLACK	0.0%	17.4%	6.9%
% ASIAN	0.0%	0.2%	2.3%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	0.0%	0.7%	0.6%
% OTHER	2.5%	9.9%	8.2%
ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	21.0%	39.9%	31.2%

* Demographic data derived from 2020 ACS - US Census

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Demographic and Income Comparison Profile

5201-5299 Ransom Rd, Slaton, Texas, 79364 2
5201-5299 Ransom Rd, Slaton, Texas, 79364
Rings: 2, 3, 5 mile radii

Prepared by Esri
Latitude: 33.54426
Longitude: -101.68778

2017 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	89	4.9%	114	4.8%	198	5.1%
Age 5 - 9	100	5.5%	129	5.5%	221	5.7%
Age 10 - 14	111	6.1%	143	6.1%	246	6.3%
Age 15 - 19	95	5.2%	125	5.3%	217	5.6%
Age 20 - 24	77	4.2%	101	4.3%	181	4.7%
Age 25 - 34	183	10.1%	237	10.0%	405	10.4%
Age 35 - 44	206	11.4%	265	11.2%	445	11.4%
Age 45 - 54	232	12.8%	305	12.9%	514	13.2%
Age 55 - 64	336	18.5%	439	18.6%	685	17.6%
Age 65 - 74	247	13.6%	323	13.7%	497	12.8%
Age 75 - 84	111	6.1%	143	6.1%	223	5.7%
Age 85+	27	1.5%	36	1.5%	58	1.5%

2022 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	91	4.7%	117	4.6%	203	4.9%
Age 5 - 9	100	5.2%	129	5.1%	222	5.4%
Age 10 - 14	116	6.0%	150	5.9%	255	6.2%
Age 15 - 19	107	5.5%	139	5.5%	238	5.7%
Age 20 - 24	69	3.6%	91	3.6%	162	3.9%
Age 25 - 34	173	8.9%	227	9.0%	398	9.6%
Age 35 - 44	232	12.0%	299	11.8%	490	11.8%
Age 45 - 54	234	12.1%	303	12.0%	510	12.3%
Age 55 - 64	315	16.2%	415	16.4%	652	15.7%
Age 65 - 74	322	16.6%	421	16.7%	645	15.6%
Age 75 - 84	145	7.5%	188	7.4%	290	7.0%
Age 85+	37	1.9%	48	1.9%	75	1.8%

2017 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,580	87.1%	2,057	87.2%	3,327	85.5%
Black Alone	33	1.8%	41	1.7%	78	2.0%
American Indian Alone	9	0.5%	13	0.6%	28	0.7%
Asian Alone	10	0.6%	13	0.6%	19	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%	2	0.1%
Some Other Race Alone	138	7.6%	180	7.6%	348	8.9%
Two or More Races	43	2.4%	55	2.3%	87	2.2%
Hispanic Origin (Any Race)	446	24.6%	582	24.7%	1,131	29.1%

2022 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,672	86.1%	2,176	86.2%	3,504	84.6%
Black Alone	37	1.9%	46	1.8%	86	2.1%
American Indian Alone	10	0.5%	15	0.6%	32	0.8%
Asian Alone	11	0.6%	15	0.6%	22	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%	3	0.1%
Some Other Race Alone	160	8.2%	207	8.2%	390	9.4%
Two or More Races	52	2.7%	66	2.6%	104	2.5%
Hispanic Origin (Any Race)	541	27.8%	704	27.9%	1,338	32.3%



Demographic and Income Comparison Profile

5201-5299 Ransom Rd, Slaton, Texas, 79364 2

5201-5299 Ransom Rd, Slaton, Texas, 79364

Rings: 2, 3, 5 mile radii

Prepared by Esri

Latitude: 33.54426

Longitude: -101.68778

2017 Households by Income	2 miles		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	55	7.4%	77	7.8%	143	9.3%
\$15,000 - \$24,999	55	7.4%	77	7.8%	131	8.5%
\$25,000 - \$34,999	37	5.0%	56	5.7%	107	6.9%
\$35,000 - \$49,999	81	10.9%	108	11.0%	206	13.4%
\$50,000 - \$74,999	125	16.8%	158	16.0%	255	16.5%
\$75,000 - \$99,999	117	15.7%	151	15.3%	240	15.6%
\$100,000 - \$149,999	118	15.9%	152	15.4%	202	13.1%
\$150,000 - \$199,999	70	9.4%	91	9.2%	115	7.5%
\$200,000+	87	11.7%	116	11.8%	143	9.3%
Median Household Income	\$78,171		\$77,113		\$66,114	
Average Household Income	\$107,096		\$106,130		\$94,244	
Per Capita Income	\$41,995		\$41,684		\$36,598	

2022 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	51	6.4%	71	6.7%	137	8.4%
\$15,000 - \$24,999	49	6.2%	68	6.5%	120	7.3%
\$25,000 - \$34,999	32	4.0%	48	4.6%	94	5.7%
\$35,000 - \$49,999	69	8.7%	92	8.7%	182	11.1%
\$50,000 - \$74,999	113	14.2%	143	13.6%	237	14.5%
\$75,000 - \$99,999	136	17.1%	178	16.9%	282	17.2%
\$100,000 - \$149,999	154	19.4%	197	18.7%	265	16.2%
\$150,000 - \$199,999	87	10.9%	113	10.7%	145	8.9%
\$200,000+	104	13.1%	142	13.5%	174	10.6%
Median Household Income	\$88,460		\$87,690		\$78,189	
Average Household Income	\$122,885		\$122,621		\$108,697	

2017 Summary

Population	1,813	2,358	3,890
Households	744	986	1,542
Families	558	740	1,139
Average Household Size	2.44	2.39	2.51
Owner Occupied Housing Units	602	799	1,201
Renter Occupied Housing Units	142	187	342
Median Age	47.1	47.4	45.7
Median Household Income	\$78,171	\$77,113	\$66,114
Average Household Income	\$107,096	\$106,130	\$94,244

2022 Summary

Population	1,943	2,525	4,141
Households	795	1,053	1,636
Families	595	787	1,205
Average Household Size	2.44	2.40	2.52
Owner Occupied Housing Units	641	849	1,271
Renter Occupied Housing Units	155	204	366
Median Age	48.6	48.8	47.1
Median Household Income	\$88,460	\$87,690	\$78,189
Average Household Income	\$122,885	\$122,621	\$108,697

Trends: 2017-2022 Annual Rate

Population	1.39%	1.38%	1.26%
Households	1.33%	1.32%	1.19%
Families	1.29%	1.24%	1.13%
Owner Households	1.26%	1.22%	1.14%
Median Household Income	2.50%	2.60%	3.41%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty	0494693	klrw238@kw.com	806-771-7710
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Designated Broker of Firm	License No.	Email	Phone
Pamela Titzell	0465722	pamtitzell@kw.com	806-771-7710
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Powell	0257988	lubbockcommercial@gmail.com	806-239-0804
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date